

3 PRIMROSE STREET
NEWTOWN, CT 06470
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TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

MINUTES
REGULAR MEETING

Thursday, January 20, 2022 at 7:00 p.m.
Council Chambers, Newtown Municipal Center
3 Primrose Street, Newtown, CT 06470

Present: Dennis Bloom, Connie Widmann, Kersti Ferguson, Brian Leonardi, Gregory Rich, Roy Meadows, Corrine Cox, David Rosen

Staff: George Benson, Director of Planning, Helen Fahey, Clerk

Mr. Bloom called the meeting to order at 7:03 pm.

Public Hearings

Application 21.28 by Robert Sherwood, for a Zone Change, for a property located at 35 South Main Street, so as to change the Zone from R-1/2 to South Main Village Design District #11 (SMVDD11) as demonstrated on a set of plans titled, "Town Walk Residences on South Main, Newtown CT" dated November 7, 2021 and documents submitted to the Land Use Agency dated received November 16, 2021.

Application 21.29 by Robert Sherwood, for a Text Amendment to the Zoning Regulations of the Town of Newtown, for a new South Main Village Design District (SMVDD11) located at 35 South Main Street, so as to permit the construction of a three-story residential building for apartments as described in documents submitted to the Land Use Agency dated received November 16, 2021.

Application 21.30 by Robert Sherwood, for a Site Development Plan, for a property located at 35 South Main Street, so as to permit apartments located within the South Main Village Design District, as demonstrated on a set of plans titled, "Town Walk Residences on South Main, Newtown CT" dated November 7, 2021 and documents submitted to the Land Use Agency dated received November 16, 2021.

Mr. Bloom expressed issues with the height of the building. The location is right at the edge of a historic district and he doesn't see the fit of a 3-story building. Ms. Cox and Mr. Leonardi agreed.

Mr. Rich expressed support with his colleague's statements and noted that the comments from the constituents were impacting. Ms. Ferguson agreed.

Ms. Widmann said in her opinion there really is a need for alternative housing. The location is an interesting transition and she believes a residential building, as opposed to a commercial building, would be far more appropriate for the property. Ms. Widmann said in her opinion from what she has witnessed in residential development, a residential apartment complex is going to have a lower impact on traffic than a commercial

facility. She said she understands the concern about a 3-story building but thinks it's a need and that if in fact, the roof lines will remain the same it might not be such a bad option for the community.

Mr. Rosen noted he was present for the first meeting and there is too much of a contrast on the borough side that doesn't seem to make sense.

Mr. Benson agreed with Ms. Widmann on the transitional location of the property. He said there have been commercial development inquires like an auto parts store in the past, so looking at alternatives such as something like this might be a good fit. Mr. Benson explained the overlay zone was put over that property in the POCD for potential development. Mr. Benson said if anything goes there it would probably be better to have a transitional building.

With no further comments, Mr. Bloom stated that Ms. Cox listened to the recording from 1.6.22 and would be voting on the application. Mr. Leonardi would vote in place of Mr. Meadows.

Ms. Cox read the following into record:

BE IT RESOLVED that Application 21.28 by Robert Sherwood, for a Zone Change, for a property located at 35 South Main Street, so as to change the Zone from R-1/2 to South Main Village Design District #11 (SMVDD11) as demonstrated on a set of plans titled, "Town Walk Residences on South Main, Newtown CT" dated November 7, 2021 and documents submitted to the Land Use Agency dated received 11/6/21 and 12/29/21. IS HEREBY FOUND INCONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND SHALL BE DISAPPROVED

BE IT FURTHER RESOLVED that this dis-approval shall become effective February 12, 2022.

Mr. Rich motioned. Ms. Widmann seconded. The Commission voted as follows:

Dennis Bloom - AYE
Brian Leonardi - AYE
Kersti Ferguson - AYE
Corinne Cox - AYE
Gregory Rich – AYE

The motion to disapprove Application 21.28 carried unanimously

BE IT RESOLVED that Application 21.29 by Robert Sherwood, for a Text Amendment to the Zoning Regulations of the Town of Newtown, for a new South Main Village Design District (SMVDD11) located at 35 South Main Street, so as to permit the construction of a three-story residential building for apartments as described in documents submitted to the Land Use Agency dated received 11/6/21 and 12/29/21. IS HEREBY FOUND INCONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND SHALL BE DISAPPROVED

BE IT FURTHER RESOLVED that this dis-approval shall become effective February 12, 2022.

The Commission voted as follows:

Dennis Bloom - AYE
Brian Leonardi - AYE
Kersti Ferguson - AYE
Corinne Cox - AYE
Gregory Rich – AYE

The motion to disapprove Application 21.29 carried unanimously

BE IT RESOLVED that Application 21.30 by Robert Sherwood, for a Site Development Plan, for a property located at 35 South Main Street, so as to permit apartments located within the South Main Village Design District, as demonstrated on a set of plans titled, “Town Walk Residences on South Main, Newtown CT” dated November 7, 2021, and documents submitted to the Land Use Agency dated received 11/6/21 and 12/29/21. IS HEREBY FOUND INCONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND SHALL BE DISAPPROVED

BE IT FURTHER RESOLVED that this dis-approval shall become effective February 12, 2022.

The Commission voted as follows:

Dennis Bloom - AYE
Brian Leonardi - AYE
Kersti Ferguson - AYE
Corinne Cox - AYE
Gregory Rich – AYE

The motion to disapprove Application 21.30 carried unanimously

Executive Session

Mr. Meadows invited Mr. Benson, Ms. Fahey, Mr. Solli and Mr. Grogins to the Executive Session.

Mr. Meadows moved to enter the Executive Session on legal matters regarding an existing P&Z appeal, 13 Hawleyville Road LLC v. Town of Newtown P&Z. Ms. Cox seconded. All in favor. The Executive Session began at 7:23 pm.

Mr. Meadows moved to exit the Executive Session. Ms. Cox seconded. All in favor. The Executive Session ended at 8:29 pm.

Mr. Bloom stated Mr. Rosen would vote in place of Ms. Ferguson.

Ms. Cox read the following into record:

BE IT RESOLVED that the P&Z Commission authorizes a settlement of 13 Hawleyville Road LLC v. Town of Newtown P&Z.

The Commission voted as follows:

Dennis Bloom - AYE

Roy Meadows - AYE

David Rosen - AYE

Corinne Cox - AYE

Gregory Rich – NAY

The motion carried 4-1.

Approval of Minutes

Mr. Rich moved to approve the minutes of January 6, 2022. Ms. Ferguson seconded. All members were in favor and the minutes from January 6, 2022 were approved.

Please note, amendments to minutes will be reflected in the subsequent meeting when the minutes are approved.

Adjournment

Ms. Widmann moved to adjourn. Mr. Rosen seconded. All members were in favor and the meeting was adjourned at 8:37 p.m.